106.0	0003	0003.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,015,900	/	1,015,900
USE VALUE:	1,015,900	/	1,015,900
ASSESSED:	1,015,900	/	1,015,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O SULLIVAN JOSEPH J/LISA M
Owner 2:	
Owner 3:	
Street 1:	9 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWEENEY CATHERINE S TRUSTEE -
Owner 2:	9 OLD MIDDLESEX PATH -
Street 1:	9 OLD MIDDLESEX PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,690 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 3499 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9690.000	518,400		497,500	1,015,900
Total Card	0.222	518,400		497,500	1,015,900
Total Parcel	0.222	518,400		497,500	1,015,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.38 | /Parcel: 290.3

Legal Description

User Acct
67965
GIS Ref
GIS Ref
Insp Date
09/11/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 106.0-0003-0003.B

!8375!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	518,400	0	9,690.	497,500	1,015,900	1,015,900	Year End Roll	12/18/2019
2019	101	FV	381,200	0	9,690.	497,500	878,700	878,700	Year End Roll	1/3/2019
2018	101	FV	346,600	0	9,690.	426,400	773,000	773,000	Year End Roll	12/20/2017
2017	101	FV	346,600	0	9,690.	398,000	744,600	744,600	Year End Roll	1/3/2017
2016	101	FV	346,600	0	9,690.	341,100	687,700	687,700	Year End	1/4/2016
2015	101	FV	337,900	0	9,690.	305,600	643,500	643,500	Year End Roll	12/11/2014
2014	101	FV	337,900	0	9,690.	282,900	620,800	620,800	Year End Roll	12/16/2013
2013	101	FV	337,900	0	9,690.	269,700	607,600	607,600		12/13/2012

PRINT

Date	Time
12/10/20	22:57:05

LAST REV

Date	Time
09/26/18	14:03:28
apro	

PAT ACCT. 8375

USER DEFINED

Prior Id # 1:	67965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY CATHERI	1368-70		5/15/2009	Change>Sale	435,000	No	No		
SWEENEY CATHERI	1139-5		3/24/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2011	170	Redo Kit	10,500					
7/20/2009	606	Addition	54,000	C				ADD 2ND FLOOR
12/2/1992	624	Manual	1,450					SIDING
10/15/1992	512	Manual	9,599					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
2/18/2010	Info Fm Prmt	BR	B Rossignol
6/9/2009	Measured	189	PATRIOT
10/28/1999	Meas/Inspect	243	PATRIOT
7/31/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9690		Sq. Ft.	Site		0	70.	0.73	4									497,492						497,500	

Total AC/HA:	0.22245	Total SF/SM:	9690	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	497,492	Spl Credit		Total:	497,500

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	8	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN/BRICK		
View / Desir:			

BATH FEATURES

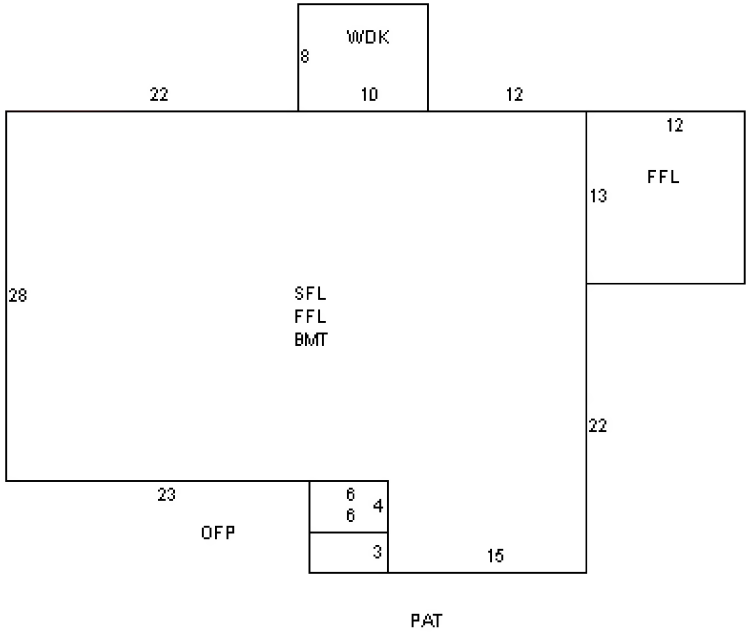
Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02102470
Const Adj.:	0.98637980
Adj $ / SQ:	125.890
Other Features:	100226
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581169
Depreciation:	62766
Depreciated Total:	518402

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	138.48
Special Features:	0	Val/Su Net:	120.87
Final Total:	518400	Val/Su SzAd	183.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,493	125.890	187,953
BMT	Basement	1,337	51.930	69,430
SFL	Second Floor	1,337	125.890	168,315
WDK	Deck	80	15.780	1,263
OFP	Open Porch	24	43.400	1,042
PAT	Patio	18	5.920	107

Net Sketched Area:	4,289			Total:	428,110
Size Ad	2830	Gross Are	4289	FinArea	3499

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

106.0-0003-0003.B

IMAGE

AssessPro Patriot Properties, Inc